Holden Copley PREPARE TO BE MOVED

Thorneywood Road, Long Eaton, Derbyshire NGIO 2DY

Guide Price £220,000 - £240,000

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NO UPWARD CHAIN...

This three-bedroom semi-detached Victorian property offers a wealth of space and charm, making it a perfect opportunity for any growing family or investor looking to put their own stamp on a home. Situated in a sought-after location within Long Eaton, this property is just a stone's throw away from excellent transport links, local amenities, and reputable school catchments. Internally, the accommodation spans across two floors and boasts a generous layout throughout. To the ground floor, you are welcomed by an entrance hall leading into a bay-fronted living room, a separate dining room, a galley-style kitchen, and a ground-floor shower suite. Upstairs, the first floor hosts three well-proportioned bedrooms, all serviced by a three-piece family bathroom, along with plenty of built-in storage space. Outside to the front, there is ample on-street parking, while to the rear, you'll find a beautifully maintained and substantial garden featuring a patio seating area, a large lawn, and access to an outdoor store — ideal for anyone who enjoys outdoor living.

MUST BE VIEWED











- Victorian Semi-Detached House
- Three Bedrooms
- Two Reception Rooms With Fireplaces
- Galley-Style Kitchen
- Ground Floor Shower Suite &
 First Floor Bathroom
- Ample Storage Space
- Lovely Private Garden
- Modern Worcester Boiler
- Popular Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

 $12*7" \times 5*II" (max) (3.86m \times I.8Im (max))$

The entrance hall has carpeted flooring, a radiator, an in-built under-stair cupboard, coving to the ceiling, a single-glazed window to the side elevation, and a single door providing access into the accommodation.

Living Room

 $14^{\circ}1'' \times 12^{\circ}8'' \text{ (max) } (4.31m \times 3.87m \text{ (max))}$

The living room has a single-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a ceiling rose, a picture rail, a radiator, a TV point, and a feature fireplace with a decorative surround.

Dining Room

 16^{2} " × 12^{7} " (max) (4.93m × 3.85m (max))

The dining room has a single-glazed window to the side and rear elevation, carpeted flooring, a feature fireplace with a decorative surround, coving to the ceiling, and a radiator.

Kitchen

 12^{3} " × 7^{10} " (3.75m × 2.41m)

The kitchen has a range of fitted base and wall units with a rolled-edge worktops, a sink and a half with a mixer tap and drainer, a freestanding cooker, fridge freezer and washing machine, tiled flooring, partially tiled walls, a radiator, a single-glazed window to the side elevation, and a single door providing access to the garden.

Corridor

 $4*8" \times 4*l" \text{ (max) (l.44m x l.25m (max))}$

This space has an in-built cupboard and coving to the ceiling.

Shower Suite

 8^{2} " × 3^{0} " (2.5lm × 0.92m)

This space has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a radiator, partially tiled walls, grab handles, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

 26^{2} ",||| 6 " \times 8^{10} " (max) (8,34m \times 2.7lm (max))

The landing has carpeted flooring, in-built sliding door storage cupboards, access to the loft, and provides access to the first floor accommodation.

Bedroom One

 $12^{*}7" \times 11^{*}7" \text{ (max) } (3.86m \times 3.55m \text{ (max))}$

The first bedroom has a single-glazed window to the front elevation, carpeted flooring, a radiator, an in-built storage cupboard, and coving to the ceiling.

Storage Cupboard

 3^{3} " × 3^{2} " (I.0lm × 0.98m)

The cupboard has a single-glazed window and wood-panelled walls.

Bedroom Two

 12^{8} " × 9^{8} " (max) (3.87m × 2.97m (max))

The second bedroom has a single-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built wardrobe.

Bedroom Three

 12^{1} " \times 8^{0} " (max) (3.70m \times 2.44m (max))

The third bedroom has a single-glazed window to the rear elevation, carpeted flooring, ceiling tiles, a wall-mounted Worcester boiler, and a radiator.

Bathroom

 9^4 " × 4^1 I" (2.86m × I.5lm)

The bathroom has a low level dual flush WC, a pedestal wash basin, a *P*-shaped bath with a mains-fed shower and a curved shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, and a single-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is on-street parking and side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, an outdoor tap, a lawn, a patio pathway, a range of mature trees, plants and shrubs, fence panelled boundaries, and access to outdoor storage.

Outside Storage

 $4^{\circ}1'' \times 3^{\circ}5''$ (1.26m × 1.06m)

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity - Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - TBC

Other Material Issues – TBC

DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a family member of an HoldenCopley employee.

Council Tax Band Rating - Erewash Borough Council - Band B

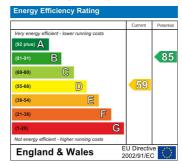
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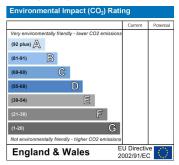
The vendor has advised the following: Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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